

Parcel ID Number 44-14-20-615-000-0
Lex Number LSP010039
Subdivision Type LP Sunset Sub
Approval Date 7/25/01

ADMIN. RELEASE



SITE INFORMATION

TAX ID#	44-14-20-615-000-0
ZONING	URBAN FRINGE
SITE AREA	54.655 ACRES
NO. LOTS PROPOSED	10
PROPOSED DENSITY	5.47 ACRES/UNIT 0.18 UNITS/ACRE

SETBACKS

FRONT	30"
SIDE	20"
REAR	50"

UTILITIES:

ELECTRIC	TALQUIN ELEC. COOP
WATER	INDIVIDUAL WELLS
SANITARY	SEPTIC TANKS

ACCESS

ACCESS FROM BLOUNTSTOWN HIGHWAY WILL BE
VIA A NEW PRIVATE DIRT ROAD TO BE CONSTRUCTED
FOR THE PROJECT.

ACCESS FROM BLOXHAM CUTOFF WILL BE FROM AN
EXISTING DIRT ROAD TO WHICH NO IMPROVEMENTS
ARE PROPOSED.

NO INTERCONNECTION, (DUE TO ENVIRONMENTAL CONSTRAINTS), IS PROPOSED BETWEEN BLOUNTSTOWN HIGHWAY AND BLOXHAM CUTOFF.

OWNER/DEVELOPER

WAINRIGHT LAND PARTNERSHIP
c/o MR. RUSSELL BEVIS
1425 WOODGATE WAY
TALLAHASSEE, FLORIDA 32308
(850) 574-9618

STORMWATER TREATMENT

RUNOFF FROM THE PROPOSED LOTS WILL RECEIVE WATER QUALITY TREATMENT AND RATE CONTROL USING NATURALLY VEGETATED RUNOFF BUFFERS. THE BUFFERS WILL BE 50' IN WIDTH, EXTENDING ADJACENT TO THE WETLAND LINE THROUGHOUT THE PROJECT.

RUNOFF FROM THE PROPOSED DIRT ROAD WILL BE TREATED BY RETENTION IN A ROADSIDE SWALE, PRIOR TO DISCHARGE TO THE RECEIVING WATER.

LEGEND:

WETLAND LINE

CONSERVATION EASEMENT LINE

WETLANDS CONSERVATION EASEMENT

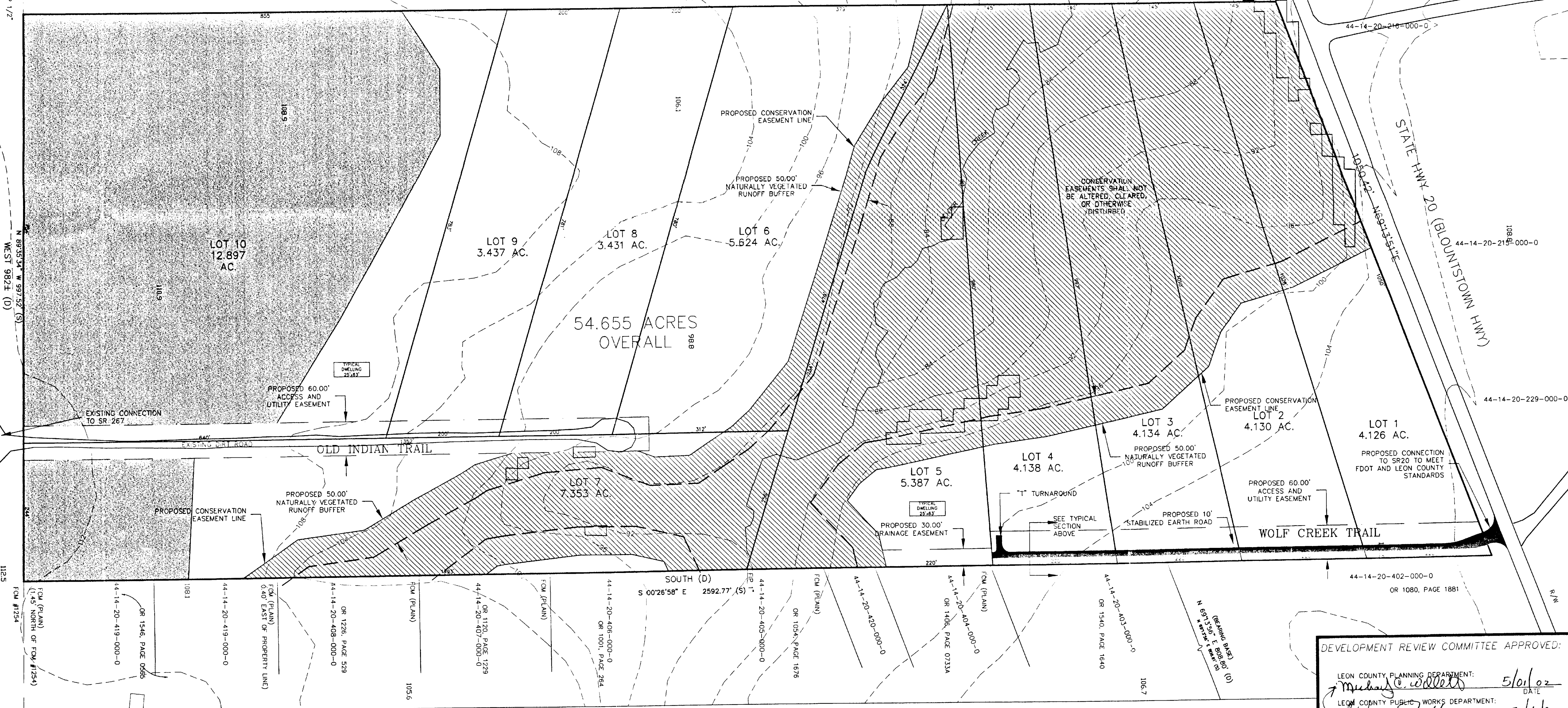
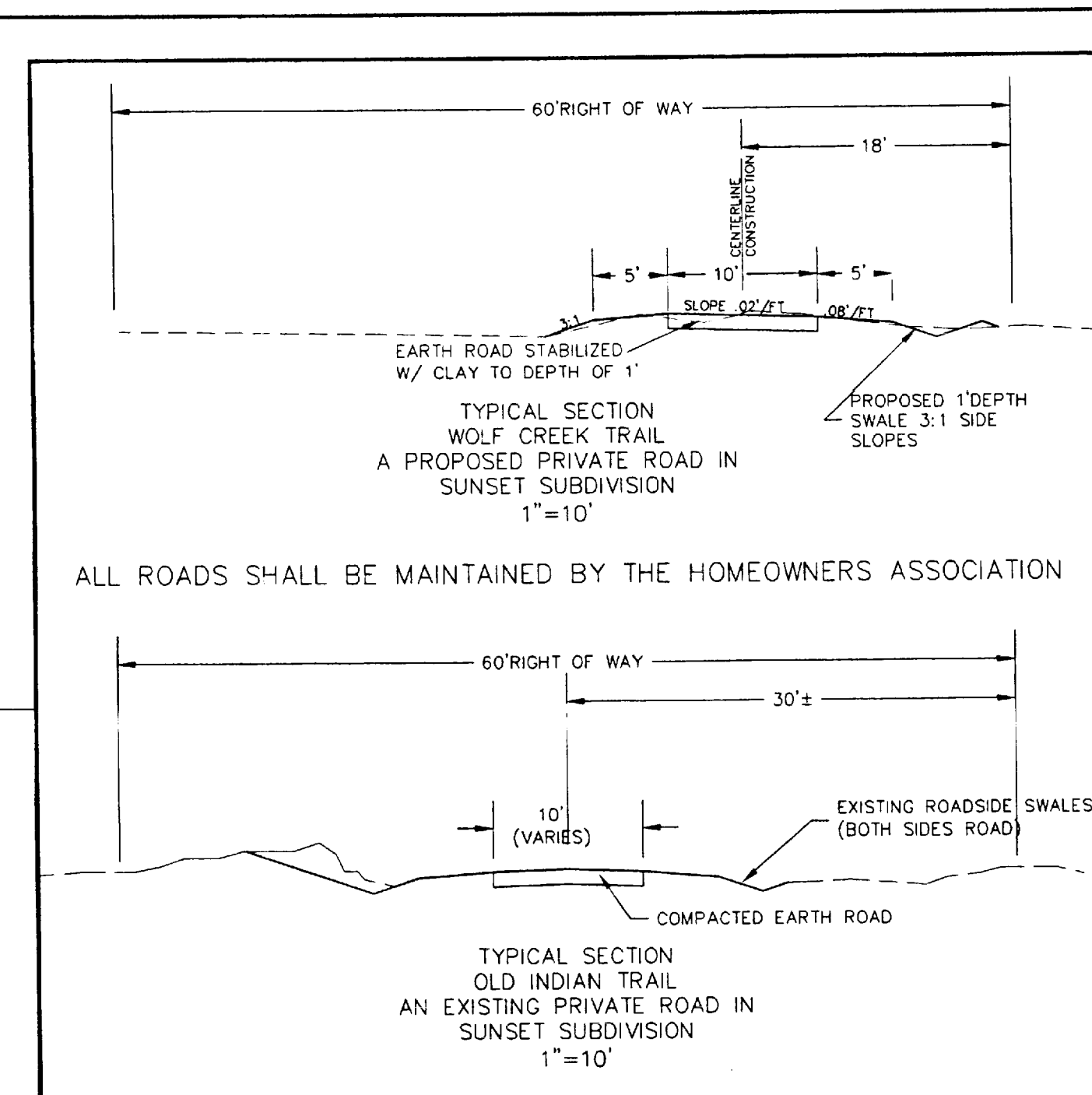
NATIVE FOREST CONSERVATION EASEMENT

SIGNIFICANT GRADE AREAS

WETLANDS CONSERVATION EASEMENT

NATIVE FOREST CONSERVATION EASEMENT

SIGNIFICANT GRADE AREAS




DEVELOPMENT REVIEW COMMITTEE APPROVED:

LEON COUNTY PLANNING DEPARTMENT: Michael C. Willett 5/6/02
DATE

LEON COUNTY PUBLIC WORKS DEPARTMENT: Wayne Ledda 5/1/02
DATE

LEON COUNTY GROWTH MANAGEMENT DEPARTMENT: PAULINE McNEVM 5/6/02
DATE

FIELD DATE		REVISIONS
JOB NUMBER	00-065	TECH STAFF COMMENTS, 08-31-01, JRJ
P.S.R. NUMBER		DRC COMMENTS, 04-09-02, JRJ
SCALE	1"=100'	
NOTE BOOK & DISK		
DRAWN BY	JRJ, 000655.DWG, 05-09-01	

The logo for JAKS ENGINEERING features the word "JAKS" in a large, stylized, outlined font. The letter "A" is composed of two triangles meeting at a point. Below "JAKS", the word "ENGINEERING" is written in a smaller, bold, sans-serif font. The letters "E" and "N" in "ENGINEERING" are connected to the base of the "J" and "K" in "JAKS" respectively, suggesting a structural or engineering theme.

JAKS
ENGINEERING

1624-A METROPOLITAN BLVD.
TALLAHASSEE, FLORIDA 32308
(850) 386-2058 FAX 386-5310

CIVIL ENGINEERING — ENVIRONMENTAL PERMITTING

TYPE B RESIDENTIAL SITE PLAN
SUNSET SUBDIVISION
BLOUNTSTOWN HWY AND BLOXHAM CUTOFF